



THE ROSARY, EAST MARKHAM
£400,000

BROWN & CO

THE ROSARY, CHURCH STREET, EAST MARKHAM, NEWARK, NOTTINGHAMSHIRE, NG22 0SA

DESCRIPTION

The Rosary is a beautiful detached cottage of immense character, originally dating from the late 18th Century and being Grade II Listed.

With a most attractive façade, this fine property delivers all the cottage attributes one would expect including heavily beamed ceilings, rustic brick fireplaces, log burners and even a traditional style cooking range. These features successfully combine with an excellent specification and high standards of presentation inside and out.

Accommodation commences with a reception hall from which a staircase ascends to the first floor. To one side is the sitting room with its cottage attributes and log burner and leading off is a most versatile room ideal for use as a snug or home office. A separate dining room is provided for formal entertaining and this lies adjacent to the breakfast kitchen. The kitchen boasts an array of country cream distressed style units to complement the overall charm and hosts a matching Esse traditional cooking range. The principle rooms of sitting room, dining room and kitchen enjoy wonderful southerly views over the grounds. A useful utility room, side entrance hall and cloakroom with wc complete the ground floor.

At first floor level there are two bedrooms situated either side of the generously proportioned and luxuriously appointed house bathroom. This features a double ended pedestal bath and separate showering enclosure. A secondary staircase leads to the remaining bedroom which is of character with vaulted ceiling and has a dressing room approach with fitted wardrobes.

The Rosary has a lovely and generous garden situated on the south side, beautifully landscaped and lovingly tendered. This allows a variety of sitting out areas, summer house etc. There is a substantial attached double garage (including oil tank store).

LOCATION

The property has an enviable location with southerly aspect and first floor views over edge of village countryside.

East Markham is a highly regarded village in this area, presently boasting a variety of amenities including an active local community, village hall, recreation ground, public house and primary school presently feeding into the Ofsted Outstanding rated Tuxford Academy.

East Markham is bypassed by the A57 and this makes it convenient for accessing the areas excellent transport links by road, rail and air, including the A1 which is available a few minutes' drive away at nearby Markham Moor. Both Retford and Newark have direct rail services into London Kings Cross and air travel is convenient via Doncaster Sheffield and Nottingham East Midlands airports.

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leaving the A1 at Markham Moor take the A57 signposted Lincoln. Turn right into the village of East Markham and at the crossroads turn left onto High Street, bearing right onto Plantation Road as High Street bends. Proceed along Plantation Road to reach Church Street at a right hand bend and turn left to find The Rosary on the left hand side.

ACCOMMODATION

RECEPTION HALL with staircase ascending to first floor, access to cellar, radiator.

SITTING ROOM 13'6" x 13'4" (4.11m x 4.08m) with heavily beamed ceiling, rustic brick recess to chimney breast hosting log burner over flagged hearth, Yorkshire sliding front aspect sash window, radiator. Off to



SNUG/HOME OFFICE 15'9" x 10'0" to 5'3" (4.81m x 3.04m to 1.59m) of character with vaulted ceiling, roof window, rear aspect Yorkshire sliding sash window, stable type door to front grounds.

DINING ROOM 13'7" x 11'10" to 13'4" (4.14m x 3.60m to 4.08m) heavily beamed ceiling, rustic brick recess to chimney breast hosting quaint traditional log burner over flagged hearth, traditional cupboards adjacent, front aspect Yorkshire sliding sash window, decorated exposed floor boarding, radiator.



BREAKFAST KITCHEN 13'7" x 13'4" (4.14m x 4.08m) attractively appointed with comprehensive range of distressed ivory cream

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country units to wall and floor level, base cupboards surmounted by solid woodblock working surfaces and timber effect working surfaces and splashbacks to contrast. Belfast sink unit, range of appliance recesses, plumbing for dishwasher. Heavily beamed ceiling. Character is complemented by an Esse log burning traditional cooking range. Front aspect Yorkshire sliding sash window, radiator.



SIDE ENTRANCE HALL painted beamed ceiling, useful pantry cupboard, radiator, personal door to attached double garage and off to

CLOAKROOM/UTILITY ROOM 6'8" x 4'10" (2.04m x 1.47m) with fitted pine base and wall cupboards, working surface, surface mounted sink unit, appliance recesses of plumbing for washing machine, Grant oil fired central heating boiler, low suite wc. Tiled splashback.

FIRST FLOOR

LANDING with Yorkshire sliding sash windows to front elevation, doorway to traditional staircase to second floor, radiator.

BEDROOM TWO 13'6" x 13'4" (4.11m x 4.08m) to rear of chimney breast with traditional fireplace, Yorkshire sliding sash front aspect window, radiator.



BEDROOM TWO

BEDROOM THREE 13'7" x 13'4" (4.14m x 4.08m) maximum dimensions measured to rear of chimney breast with traditional fireplace and to rear of range of in built wardrobes. Beamed accent, front aspect Yorkshire sliding sash window, radiator.

HOUSE BATHROOM 13'4" x 9'2" (4.08m x 2.78m) luxuriously appointed with double ended bath over ball and claw feet with freestanding Victorian style bath/shower mixer over separate quadrant showering enclosure with mermaid boarding, Aqualisa shower, vanity unit with base storage and surface mounted basin, low suite wc. Beamed accent, electric towel warmer.



SECOND FLOOR

LANDING part spindle balustrade over stairwell

DRESSING ROOM with range of fitted wardrobes to one wall, roof window, vaulted ceiling.

BEDROOM ONE 12'3" x 10'3" (3.74m x 3.12m) with vaulted ceiling, painted purlin/beamed accents, side aspect Yorkshire sliding sash window, access to eaves.

OUTSIDE

Situated on a delightful plot with beautiful south facing garden having front aspect over edge of village farmland.

The garden is laid out in a traditional cottage style with lawned areas bisecting the front pathway leading from Church Street. There are perimeter flower and shrub borders and gravelled sitting out areas.

ATTACHED DOUBLE GARAGE 20'0" x 19'3" (6.10m x 5.86m) with attractive traditional style, two set of double doors, integral block housing oil tank, mezzanine amenity area with large pre lagged hot water cylinder, light and power.

The enjoyment of the south facing garden is enhanced by range of useful garden buildings including summer house, garden store, greenhouse and log stores.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

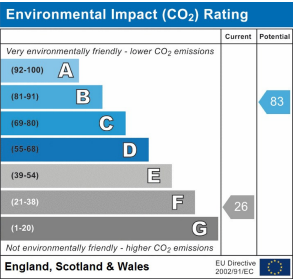
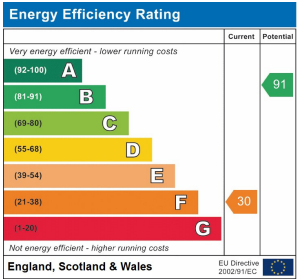
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in August 2020.

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